

083.A

0002

0046.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

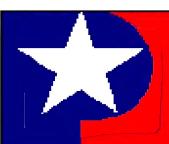
450,000 / 450,000

USE VALUE:

450,000 / 450,000

ASSESSED:

450,000 / 450,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:	1
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Owner 1: LAFRANCE GREGORY ALLAN

Owner 2:

Owner 3:

Street 1: 1648 HOLLENBECK AVE

Street 2: APT E

Twn/City: SUNNYVALE

St/Prov: CA Cntry Own Occ: N

Postal: 94087 Type:

PREVIOUS OWNER

Owner 1: BRENNER KURT G & JODY ADAMS -

Owner 2: -

Street 1: 46 ALPINE ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 935 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7756												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	450,000			450,000		271989
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	450,000	0	.	.	450,000		Year end	12/23/2021				
2021	102	FV	437,300	0	.	.	437,300		Year End Roll	12/10/2020				
2020	102	FV	391,400	0	.	.	391,400	391,400	Year End Roll	12/18/2019				
2019	102	FV	403,600	0	.	.	403,600	403,600	Year End Roll	1/3/2019				
2018	102	FV	357,500	0	.	.	357,500	357,500	Year End Roll	12/20/2017				
2017	102	FV	326,300	0	.	.	326,300	326,300	Year End Roll	1/3/2017				
2016	102	FV	326,300	0	.	.	326,300	326,300	Year End	1/4/2016				
2015	102	FV	301,800	0	.	.	301,800	301,800	Year End Roll	12/11/2014				

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNER KURT G	156-36	2	11/8/2019		522,500	No	No		
BRENNER KURT G,	113-148		11/10/2010	Convenience		1	No	No	
FOGARTY COLLEN	91-149		12/14/2005		301,250	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/26/2021	USPS										JO	Jenny O
7/27/2020	Mail Update										MM	Mary M
1/23/2020	SQ Mailed										JO	Jenny O
11/18/2018	Measured										DGM	D Mann
3/24/2006	External Ins										BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 1	HB

UnSketched SubAreas:
GLA: 935,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G7
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 30%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	

Floor: 1 - 1st Floor

% Own: 35.400001526

Name:

DEPRECIATION

Phys Cond: GV - Good-VG 10. %

Functional: %

Economic: %

Special: %

Override: %

Total: 10.8 %

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.35000002

Const Adj.: 0.97709113

Adj \$ / SQ: 402.317

Other Features: 62500

Grade Factor: 1.00

NBHD Inf: 1.14999998

NBHD Mod:

LUC Factor: 1.00

Adj Total: 504467

Depreciation: 54482

Depreciated Total: 449984

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor: 1.00

Before Depr: 462.66

Special Features: 0

Val/Su Net: 481.28

Final Total: 450000

Val/Su SzAd 481.28

SKETCH

PARCEL ID 083.A-0002-0046.1

Total:

More: N

Total Yard Items:

Total Special Features:

Total:

AssessPro Patriot Properties, Inc

IMAGE

